

LOCATION: IN 1022 W220038 Engineering Design/Consult/CDP W220038-001 Title: CDP.dwg
DATE/TIME: 11-Apr-2022 10:30am
PLOTED BY: wjg

PLANS PREPARED FOR
HENKE DEVELOPMENT GROUP, LLC
1100 CHATHAM HILLS BLVD.
WESTFIELD, IN 46074
TELEPHONE: (317) 517-1945
CONTACT PERSON: PHIL SUNDLING, PE
EMAIL: PHIL.SUNDLING@HENKEDEVELOPMENT.COM

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BRAD SCHOEFF
EMAIL: SCHOEFFB@WEIHE.NET

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- 6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE LIES IN A SPECIAL FLOOD HAZARD AREA, ZONE X AND ZONE AE AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0109 G, AND 18057C0128 G DATED NOVEMBER 19, 2014.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES NOT CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE/NATIONAL WETLANDS INVENTORY MAP.
- ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS NOT INCLUDED IN THIS SET OF PLANS MAY BE REQUIRED.
[HTTP://WWW.WESTFIELD.IN.GOV/GOV/APPS/DOCUMENT/CENTER.GOV?VIEW=ITEM;ID=50](http://WWW.WESTFIELD.IN.GOV/GOV/APPS/DOCUMENT/CENTER.GOV?VIEW=ITEM;ID=50)
- THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1330.93 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, 129.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, 74.58 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 191ST STREET AS CONVEYED TO THE STATE OF INDIANA AS INSTRUMENT NUMBER 2014010926 AND 2014021561 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERN AND EASTERN LINES OF SAID INSTRUMENT NUMBERS FOR THE NEXT SIX (6) COURSES: (1) NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST, 350.00 FEET; (2) THENCE NORTH 88 DEGREES 54 MINUTES 57 SECONDS WEST, 325.04 FEET; (3) THENCE NORTH 52 DEGREES 08 MINUTES 13 SECONDS WEST, 118.93 FEET; (4) THENCE NORTH 05 DEGREES 24 MINUTES 33 SECONDS WEST, 618.43 FEET; (5) THENCE NORTH 07 DEGREES 21 MINUTES 55 SECONDS WEST, 675.69 FEET; (6) THENCE NORTH 01 DEGREE 39 MINUTES 52 SECONDS WEST, 377.86 TO THE SOUTH LINE OF MORGAN WOODS SECTION 2 RECORDED AS BOOK 5, PAGES 185-186 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY; THENCE SOUTH 87 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE OF MORGAN WOODS SECTION 2 AND THE SOUTH LINE OF MORGAN WOODS SECTION 1 RECORDED AS BOOK 4, PAGES 93-94 RECORDED IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, 1022.43 FEET TO THE WEST RIGHT OF WAY LINE OF EAST STREET DESCRIBED IN SAID INSTRUMENT NUMBER 2014021561; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS EAST 521.20 FEET ALONG SAID WEST LINE OF INSTRUMENT NUMBERS 2014010926 AND 2014021561; THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE FOR EAST STREET FOR THE NEXT SEVEN (7) COURSES: (1) NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 19.95 FEET; (2) SOUTH 06 DEGREES 32 MINUTES 58 SECONDS EAST, 134.21 FEET TO NON-TANGENT CURVE HAVING A RADIUS OF 735 FEET; (3) THENCE ALONG SAID CURVE 67.92 FEET TO THE RIGHT, WITH A CHORD BEARING SOUTH 02 DEGREES 32 MINUTES 21 SECONDS WEST, 67.90 FEET; (4) THENCE SOUTH 05 DEGREES 07 MINUTES 18 SECONDS WEST, 194.85 FEET TO A CURVE WITH A RADIUS OF 864.98 FEET; (5) THENCE ALONG SAID CURVE 75.48 FEET TO THE LEFT, WITH A CHORD BEARING SOUTH 02 DEGREES 42 MINUTES 10 SECONDS WEST, 75.46 FEET; (6) THENCE SOUTH 00 DEGREES 12 MINUTES 10 SECONDS WEST, 508.03 FEET; (7) THENCE SOUTH 52 DEGREES 05 MINUTES 23 SECONDS WEST, 151.68 FEET TO THE POINT OF BEGINNING, CONTAINING 35.75 ACRES, MORE OR LESS.

BENCHMARK INFORMATION

SITE TBM

A CUT "X" ON THE WEST HEX NUT ON A FIRE HYDRANT ON THE WEST SIDE OF EAST STREET APPROXIMATELY 450 FEET NORTH OF THE INTERSECTION OF 191ST STREET AND EAST STREET.
ELEV. 865.54 (NAVD 88)

IMPERVIOUS SURFACE AREA:

1.00+ ACRES

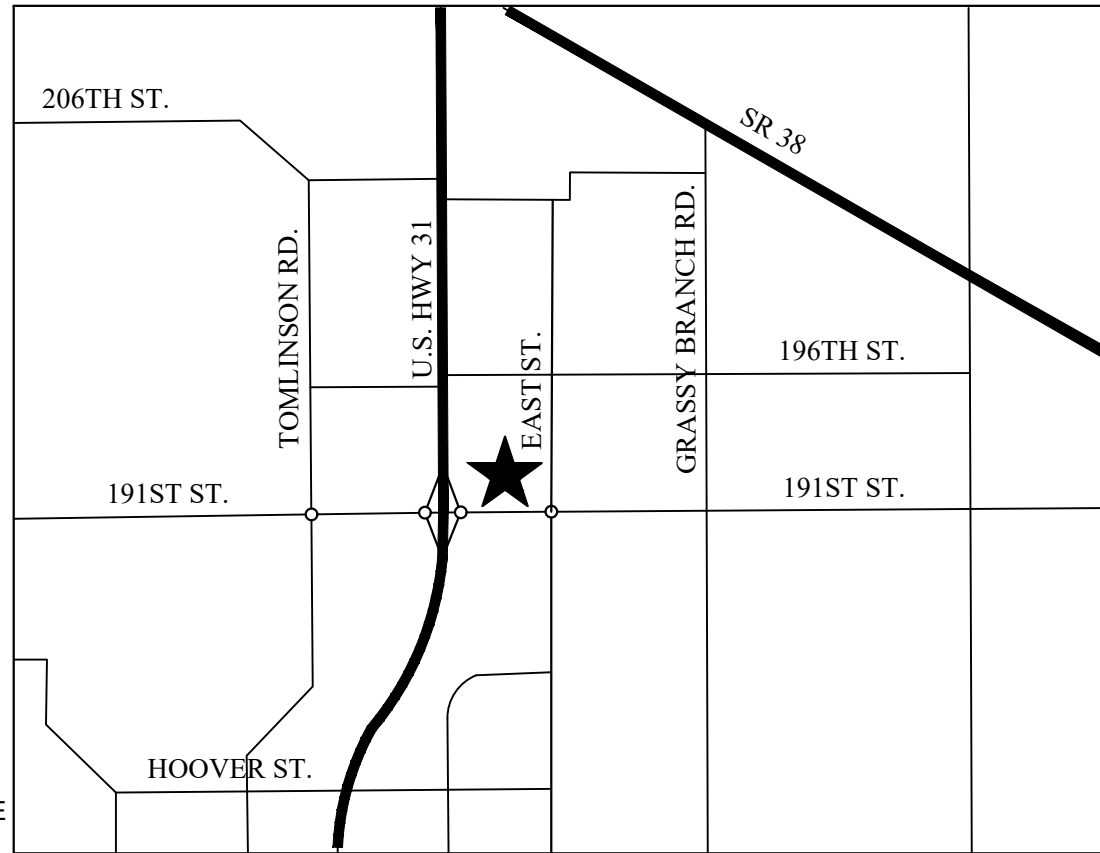
INDIANA STATE DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS LATEST EDITION TO BE USED
WITH THESE PLANS.



★ PROJECT LOCATION
SOILS MAP
NO SCALE



★ PROJECT LOCATION
AREA MAP
NO SCALE



★ PROJECT LOCATION
LOCATION MAP
NO SCALE

SHEET INDEX

Sheet Number	Sheet Title
01	TITLE SHEET
02	PRIMARY PLAT
03	PRIMARY PLAT
04	EXISTING CONDITIONS AND DEMOLITION PLAN
05	OVERALL DEVELOPMENT PLAN
06	DEVELOPMENT PLAN
07	DEVELOPMENT PLAN
08	DEVELOPMENT PLAN
09	DEVELOPMENT PLAN DETAILS
10	OVERALL LANDSCAPE PLAN

SOILS TYPE LEGEND

- C/A CROSBY SILT LOAM
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVER LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.
- Y/bvA BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A LOW SEASONAL WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED AND PROTECTED FROM FLOODING. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND HIGH POTENTIAL FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.
- Bv BROOKSTON SILTY CLAY LOAM
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PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:
MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
TITLE SHEET
Part of the SHW 49 Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
01
PROJECT NO.
W22.0038














PROJECT NO.:	BY:	DATE:	REVISIONS AND ISSUES
W22.0038	BJS	04-28-2022	ISSUED FOR TAC REVIEW AND APPROVAL
DWG NAME:			
DESIGNER:			
CHECKED BY:			
DATE:			



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.



- | LINE TYPES | |
|---|---------------------------|
|  | UNDERGROUND GAS |
|  | UNDERGROUND WATER |
|  | UNDERGROUND ELECTRIC |
|  | UNDERGROUND COMMUNICATION |
|  | UNDERGROUND FIBER OPTIC |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | RIGHT OF WAY LINE |
|  | CHAIN LINK FENCE |
|  | BOUNDARY LINE |
|  | SECTION LINE |
|  | INDEX CONTOUR |
|  | INTERMEDIATE CONTOUR |

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

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MIDTOWN AT WESTFIELD PUD DISTRICT & GB: GENERAL BUSINESS

- SECTION 8 : GENERAL REGULATIONS**
- A. MINIMUM LOT FRONTAGE: 0 FEET
 - B. MINIMUM LOT AREA: NO MINIMUM
 - C. MINIMUM LOT WIDTH: NO MINIMUM
 - D. MINIMUM SETBACK LINES
 - I. FRONT YARD - MIX USE: 0 FEET
 - II. SIDE YARD (INTERNAL): 0 FEET
 - III. SIDE YARD (ABUTTING US 31): 30 FEET
 - IV. REAR YARD (INTERNAL): 0 FEET

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

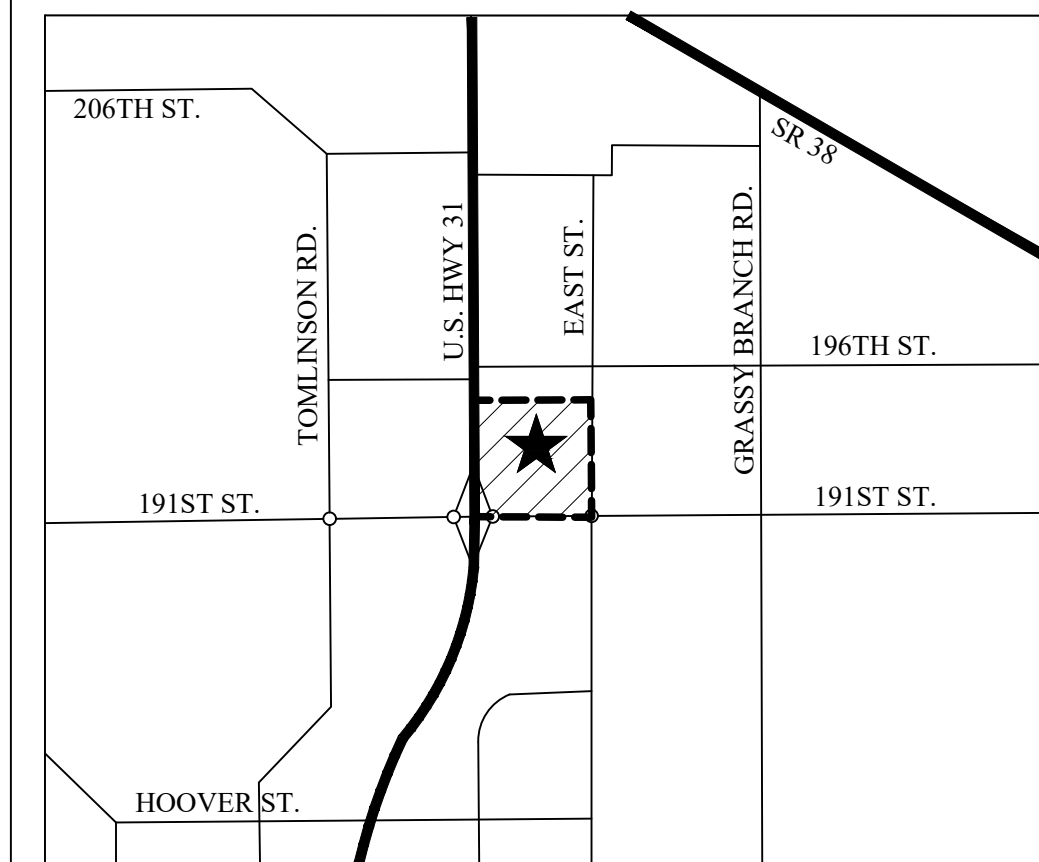
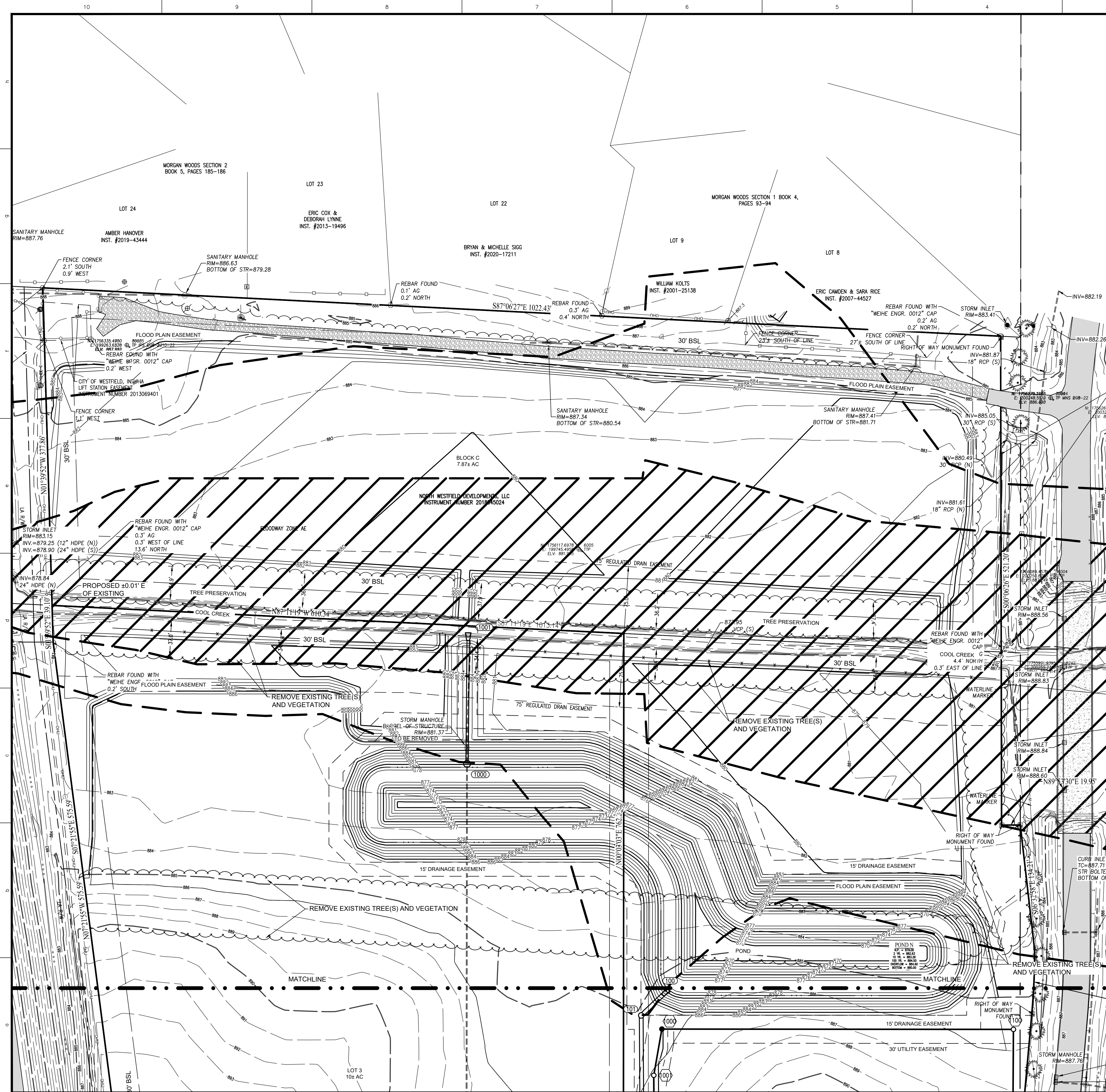


SITE TBM

A CUT "X" ON THE WEST HEX NUT ON A FIRE HYDRANT ON THE WEST SIDE OF EAST STREET APPROXIMATELY 450 FEET NORTH OF THE INTERSECTION OF 191ST STREET AND EAST STREET.
ELEV.865.54 (NAVD 88)

[illegible]

LOCATION: H:\2022\W220038\Surveying\Plan\W220038-PRIMARY PLAT.dwg
DATE/TIME: Apr. 28, 2022 - 9:33am
PLOTED BY: wjgano



★ PROJECT LOCATION
LOCATION MAP

LEGEND	
HATCH PATTERNS	
	ASPHALT
	CONCRETE
SYMBOLS	
	HARRISON MONUMENT FOUND
	PK OR MAG NAIL FOUND
	MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
	RIGHT OF WAY MONUMENT FOUND
	TEMPORARY BENCH MARK
	WATER VALVE
	FIRE HYDRANT
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS RISER
	TRAFFIC CONTROL MANHOLE
	CURB INLET
	SQUARE INLET
	STORM MANHOLE
	SANITARY SEWER MANHOLE SIGN
	POST
	DEED DIMENSION
	RIGHT OF WAY
	REINFORCED CONCRETE PIPE
	PVC POLYVINYL CHLORIDE PIPE
	TOP OF CURB
	INVERT
	SPOT ELEVATION
LINE TYPES	
	UNDERGROUND GAS
	UNDERGROUND WATER
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND FIBER OPTIC CABLE
	SANITARY SEWER
	STORM SEWER
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	SECTION LINE
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LAND DESCRIPTION

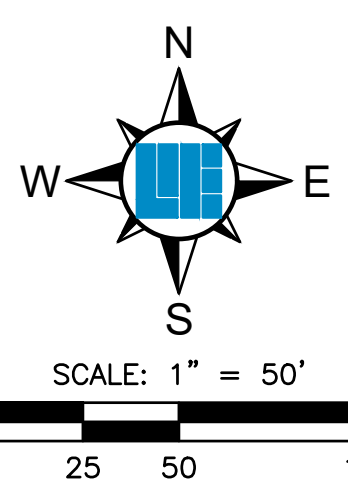
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THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

WESTFIELD REQUIRED NOTES

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Westfield, IN 46084
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Fax: 317.946.6611
Email: info@weihe-engineers.com

WEIHE ENGINEERS
Land Surveying | Civil Engineering
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Build with confidence.

PROJECT NO.:	W22.0038
DWG. NAME:	MIDTOWN AT WESTFIELD - MASTER PLAN
DESIGNED BY:	WJG
CHECKED BY:	WJG
DATE:	04-28-2022

APPROVED BY:
ANDREW D. BAXTER
REGISTERED PROFESSIONAL SURVEYOR
No. 12345
Exp. 12/31/2024

04/28/2022

PREPARED FOR:

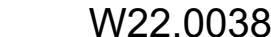
MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
PRIMARY PLAT

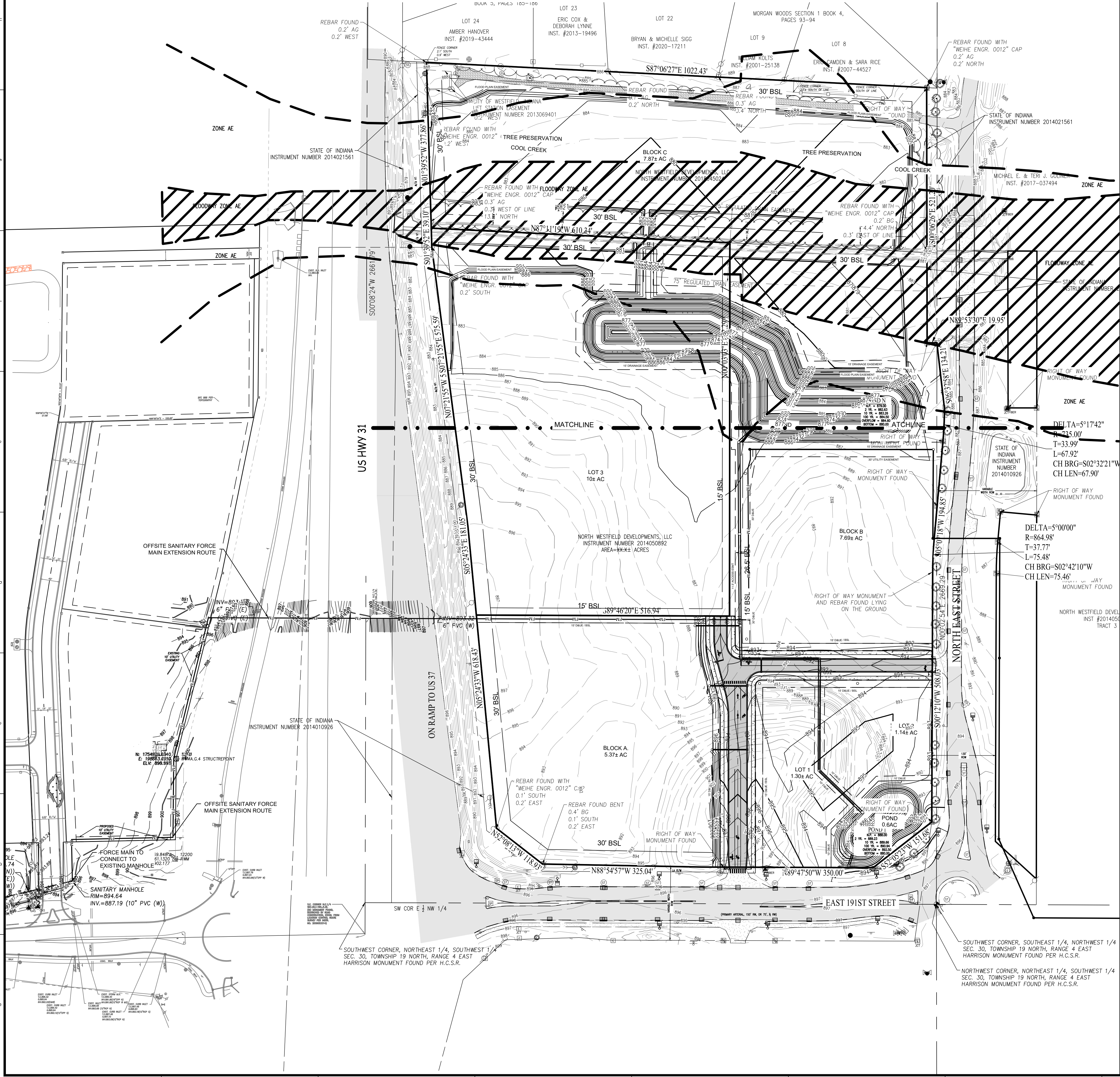
SHEET NO.

03

PROJECT NO.

W22.0038





PLAN GENERAL NOTES

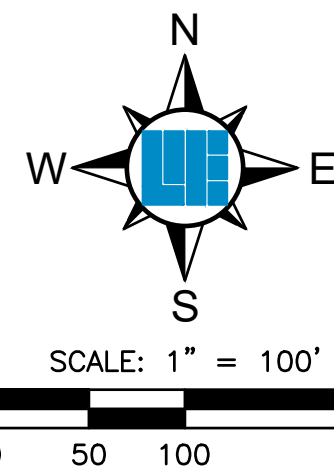
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4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

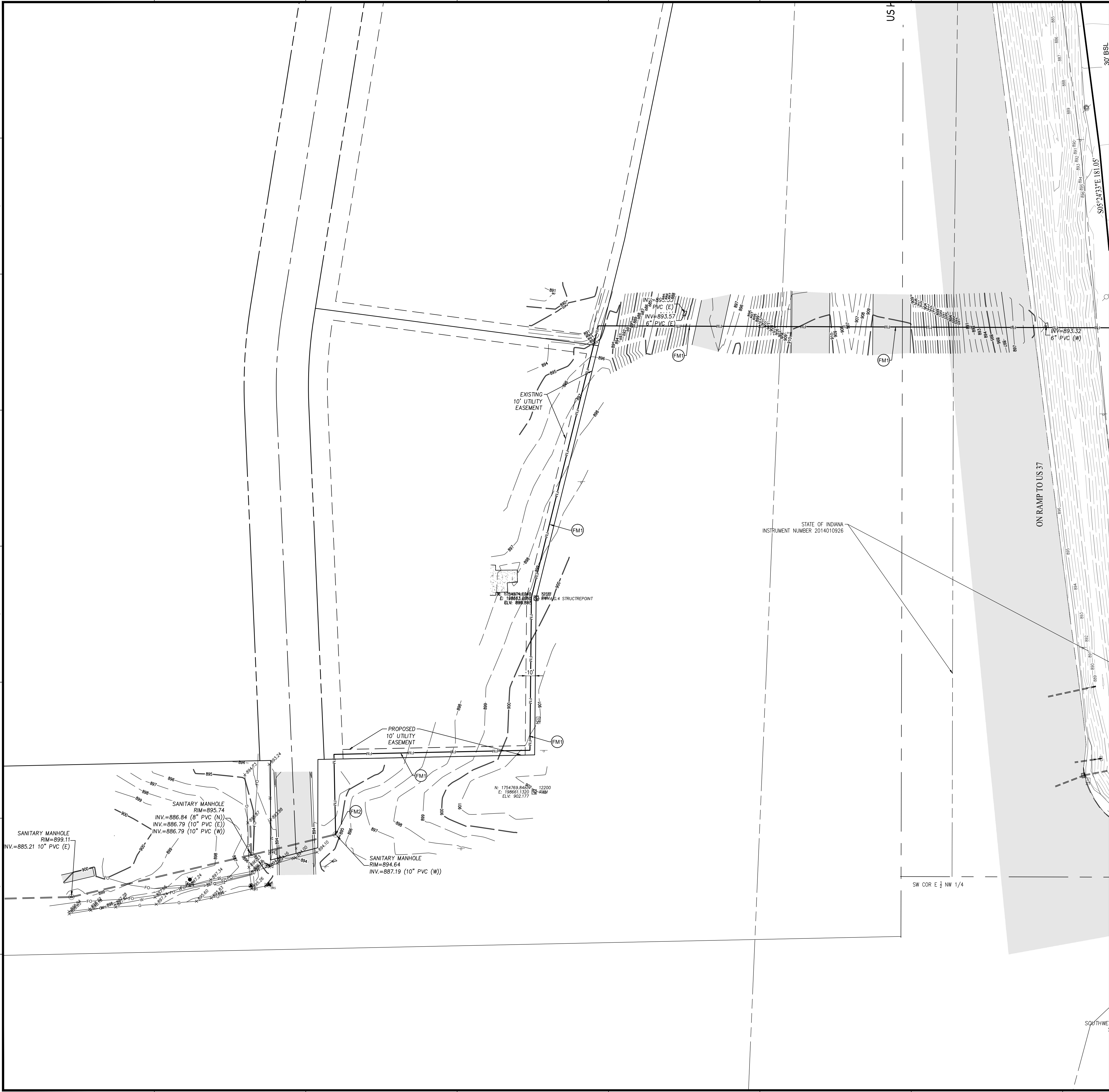
WESTFIELD REQUIRED NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LEGEND

	PROPOSED ASPHALT		EXISTING ASPHALT		EXISTING CONCRETE (CONC)
UTILITIES					
	ELECTRIC MANHOLE	(M)	MEASURED DIMENSION	CMP	CORRUGATED METAL PIPE
	ELECTRIC METER	(R)	RECORD DIMENSION	RCP	REINFORCED CONCRETE PIPE
	ELECTRICAL RISER	(P)	PLATTED DIMENSION	PVC	POLYVINYL CHLORIDE PIPE
	TRANSFORMER	(C)	CALCULATED DIMENSION	VCP	VITRIFIED CLAY PIPE
	GUY ANCHOR	MCSO	MARION COUNTY SURVEYOR'S OFFICE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	ELECTRIC JUNCTION BOX	HCSO	HAMILTON COUNTY SURVEYOR'S OFFICE	DIP	DUCTILE IRON PIPE
	STREET LIGHT	INDOT	INDIANA DEPARTMENT OF TRANSPORTATION	FFE	FINISH FLOOR ELEVATION
	UTILITY POLE	AG	ABOVE GROUND	TC	TOP OF CURB
	UTILITY POLE W/ LIGHT	BG	BELOW GROUND	INV	INVERT
	UTILITY POLE W/ LIGHT & TRANSFORMER	ROW	RIGHT OF WAY	BSL	BUILDING SETBACK LINE
	PARKING LOT LIGHT (1 HEAD)			X=880.0	SPOT ELEVATION
	COMMUNICATIONS JUNCTION BOX				
	COMMUNICATIONS MANHOLE				
	COMMUNICATIONS PEDESTAL				
	COMMUNICATIONS RISER				
	FIBER OPTIC MARKER				
	TRAFFIC SIGNAL POLE				
	TRAFFIC SIGNAL				
	STORM CLEANOUT				
	BEEHIVE INLET				
	CURB INLET				
	FLOOR DRAIN				
	STAND PIPE				
	WATER METER				
	STORM MANHOLE				
	WATER VALVE				
	GAS METER				
	UNDERDRAIN TAP				
	SANITARY SEWER CLEANOUT				
	GAS MANHOLE				
	LIFT STATION				
	SANITARY SEWER MANHOLE				
	GAS PIPELINE MARKER				
	CONC. MONUMENT FOUND/SET				
	HARRISON MONUMENT FOUND				
	REBAR FOUND				
	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET				
	IRON PIPE FOUND				
	PK OR MAG NAIL FOUND				
	MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET				
	BENCH MARK				
	TEMPORARY BENCH MARK				
	OTHER MONUMENT				
	FIRE HYDRANT				
	STAND PIPE				
	WATER METER				
	WATER VALVE				
	GAS METER				
	GAS MANHOLE				
	GAS PIPELINE MARKER				
ABBREVIATIONS					
CMP	CORRUGATED METAL PIPE	RIGHT OF WAY LINE			
RCP	REINFORCED CONCRETE PIPE	FENCE			
PVC	POLYVINYL CHLORIDE PIPE	GUARD RAIL			
VCP	VITRIFIED CLAY PIPE	BUILDING SETBACK LINE			
HDPE	HIGH DENSITY POLYETHYLENE PIPE	BOUNDARY LINE			
DIP	DUCTILE IRON PIPE	SECTION LINE			
FFE	FINISH FLOOR ELEVATION				
TC	TOP OF CURB				
INV	INVERT				
BSL	BUILDING SETBACK LINE				
X=880.0	SPOT ELEVATION				
LINE TYPES					
	RIGHT OF WAY LINE				
	FENCE				
	GUARD RAIL				
	BUILDING SETBACK LINE				
	BOUNDARY LINE				
	SECTION LINE				





- ### SITE PLAN NOTES
- #### PAVEMENT
- (P1) HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)
 - (P2) MATCH EXISTING PAVEMENT
- #### HARDSCAPE
- (H1) CURB AND GUTTER, TYPE II. REFER TO SHEET C402 FOR DETAIL.
 - (H2) TRANSITION CURB AND GUTTER DOWN FLUSH WITH THE EXISTING CONCRETE APRONS AT THE RIGHT OF WAY
 - (H3) ACCESSIBLE RAMP
 - (H4) PAVEMENT FLUSH WITH SIDEWALK
 - (H5) 8' PEDESTRAIN PATHWAY (CONCRETE, HMA, OR PAVERS)
 - (H6) COORDINATE WITH HOSPITAL SITE TO MATCH PROPOSED CURBS AND PAVEMENT
 - (H7) 6" SUBSURFACE DRAINS, PERFORATED DUAL WALLED HANCO HC OR EQUIVALENT TO BE LOCATED UNDER THE ENTIRE CURB LENGTH ALONG BOTH SIDES OF THE ROAD EXTENSION. CONNECT INTO CURBED INLETS WITHIN THE ROAD EXTENSION.
- #### SIGNAGE & MARKINGS
- (S1) STOP SIGN
 - (S2) 24" THERMOPLASTIC CROSSWALK MARKINGS
 - (S3) 4" THERMOPLASTIC WHITE SOLID LINE
 - (S4) 24" THERMOPLASTIC WHITE STOP BAR
 - (S5) THERMOPLASTIC DIRECTIONAL TRAFFIC ARROWS
 - (S6) ROAD NAME SIGN
 - (S7) SPEED LIMIT SIGN. COORDINATE WITH CITY FOR DESIRED SPEED.
- #### FUTURE INFRASTRUCTURE
- (F1) FUTURE SANITARY SEWER MAIN EXTENSION TO BE STUBBED AND PROVIDED FOR THE REMAINDER OF THE SERVICE AREA ONCE THAT AREA IS BEING DEVELOPED.
- #### OFFSITE FORCE MAIN
- (FM1) FOR OFFSITE FORCE MAIN REFER TO SHEET 08 FOR CONTINUATION.
 - (FM2) FORCE MAIN POINT OF CONNECTION.
- #### STORMWATER NOTES
- (SW1) AREA OF THE COMPENSATORY STORAGE.
 - (SW2) STORMWATER POND OUTLET TO COOL CREEK.

- ### PLAN GENERAL NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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SITE DATA
TOTAL SITE AREA = 25.6± AC
LOT 1 = 1.30 ± AC
LOT 2 = 1.14 ± AC
POND 1 = 0.6± AC
BLOCK A = 5.37± AC
BLOCK B = 7.69± AC
BLOCK C = 7.87± AC
LOT 3 (BY OTHERS) = 10± AC

ZONING = MIDTOWN AT WESTFIELD
PUD DISTRICT
FRONT YARD BSL REQUIRED = 15 FT
REAR YARD BSL REQUIRED = 15 FT
SIDE YARD BSL REQUIRED = 15 FT
INTERNAL BSL REQUIRED = 15 FT
ALONG SR 31 = 30 FT
ALONG N. EAST ST. = 0 FT

- ### SITE PLAN LEGEND
- #### UTILITIES
- CISTERN
 - DRINKING FOUNTAIN
 - FIRE DEPT HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - CHILLED WATER MANHOLE
 - WATER MANHOLE
 - SPRINKLER CONTROL BOX
 - SPRINKLER CONTROL VALVE
 - SPRINKLER
 - SPIGOT
 - WELL HEAD
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC OUTLET
 - ELECTRIC METER
 - ELECTRIC RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - GENERATOR
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - LIQUID PROPANE GAS TANK
- #### OTHER
- FLAG POLE
 - SIGN
 - GATE POST
 - BOLLARD
 - PARKING METER
 - PARKING WHEEL STOP
 - ACCESSIBLE SPACE
 - PARKING COUNT
- #### PAVEMENT
- EXISTING PAVEMENT
 - EXISTING CONCRETE
 - HEAVY DUTY PAVING PER WESTFIELD DETAILS (ARTERIAL PAVEMENT SECTION)
- #### LINE TYPES
- RIGHT OF WAY LINE
 - FENCE
 - GUARD RAIL
 - BUILDING SETBACK LINE
 - BOUNDARY LINE
 - SECTION LINE
- #### ABBREVIATIONS
- ROW RIGHT OF WAY
 - BSL BUILDING SETBACK LINE
 - ESMT EASEMENT
 - D.&U.E. DRAINAGE AND UTILITY EASEMENT
 - FFE FINISH FLOOR ELEVATION

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w@e.i.net

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800 | 452 - 6408
317 | 843 - 0546 fax

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WEIHE ENGINEERS

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PROJECT NO.:	W22.0038
DWG NAME:	W220038-C200.sht CDP
DESIGNED BY:	WAGNER
CHECKED BY:	SSR
DATE:	04-28-2022

STEVEN SCOTT RUCKER, P.E. 11300279

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

PREPARED FOR:

MIDTOWN AT WESTFIELD - MASTER PLANNING

NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN

DEVELOPMENT PLAN

SHEET NO. **08**

PROJECT NO. **W22.0038**

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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

STORM SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
100	883.50	FLARED END SECTION, 48" DIA.	N/A	INV IN (SW)= 879.00 (48" RCP)
101	886.00	60" DIA. MANHOLE	R-1772	INV IN (S)= 879.30 (48" RCP) INV OUT (NE)= 879.20 (48" RCP)
102	887.45	60" DIA. MANHOLE	R-1772	INV IN (S)= 880.32 (48" RCP) INV OUT (N)= 880.22 (48" RCP)
103	890.83	60" DIA. MANHOLE	R-1772	INV IN (W)= 883.98 (12" RCP) INV IN (S)= 881.34 (48" RCP) INV OUT (N)= 881.24 (48" RCP)
104	891.90	72" DIA. MANHOLE	R-1772	INV IN (S)= 884.25 (15" RCP) INV IN (E)= 881.65 (48" RCP) INV OUT (N)= 881.55 (48" RCP)
200	892.58	CURB INLET, 48" DIA.	R-3501-TL	INV IN (S)= 884.79 (15" RCP) INV IN (W)= 885.93 (12" RCP) INV OUT (N)= 884.69 (15" RCP)
201	893.31	CURB INLET, 30 X 30	R-3501-TL	INV IN (W)= 889.16 (12" RCP) INV OUT (N)= 887.65 (15" RCP)
300	891.86	CURB INLET, 60" DIA.	R-3501-TB	INV IN (S)= 882.15 (48" RCP) INV OUT (W)= 882.05 (48" RCP)
301	891.86	CURB INLET, 60" DIA.	R-3501-TB	INV IN (S)= 882.33 (48" RCP) INV OUT (N)= 882.23 (48" RCP)
302	894.14	60" DIA. MANHOLE	R-1772	INV IN (S)= 882.78 (48" RCP) INV OUT (N)= 882.68 (48" RCP)
303	895.00	60" DIA. MANHOLE	R-1772	INV IN (SE)= 883.13 (48" RCP) INV OUT (N)= 883.03 (48" RCP)
304	892.00	OUTLET CONTROL STRUCTURE, 60" DIA.	SEE DETAIL	INV OUT (NW)= 883.50 (48" RCP)
400	892.11	CURB INLET, 60" DIA.	R-3501-TL	INV IN (S)= 887.20 (12" RCP) INV IN (E)= 881.82 (48" RCP) INV OUT (W)= 881.72 (48" RCP)
500	890.67	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 884.17 (12" RCP) INV OUT (E)= 884.07 (12" RCP)
501	890.67	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 884.36 (12" RCP) INV OUT (E)= 884.26 (12" RCP)
502	887.53	BEEHIVE INLET, 48" DIA.	R-4342	INV OUT (E)= 884.50 (12" RCP)
600	892.38	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 886.20 (12" RCP) INV OUT (E)= 886.10 (12" RCP)
601	890.32	BEEHIVE INLET, 48" DIA.	R-4342	INV OUT (E)= 886.30 (12" RCP)
700	893.31	CURB INLET, 24 X 24	R-3501-TL	INV IN (W)= 889.40 (12" RCP) INV OUT (E)= 889.30 (12" RCP)
701	897.38	48" DIA. MANHOLE	R-1772	INV OUT (E)= 889.51 (12" RCP)

STORM SEWER PIPE DATA TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
	901	42"	EX. STM	142'	0.30%
101	100	48"	RCP	40'	0.50%
102	101	48"	RCP	187'	0.49%
103	102	48"	RCP	187'	0.49%
104	103	48"	RCP	68'	0.31%
200	104	15"	RCP	57'	0.78%
201	200	15"	RCP	130'	2.20%
300	400	48"	RCP	119'	0.19%
301	300	48"	RCP	27'	0.30%
302	301	48"	RCP	118'	0.30%
303	302	48"	RCP	83'	0.30%
304	303	48"	RCP	123'	0.30%
400	104	48"	RCP	41'	0.18%
500	103	12"	RCP	27'	0.35%
501	500	12"	RCP	27'	0.35%
502	501	12"	RCP	39'	0.35%
600	200	12"	RCP	48'	0.35%
601	600	12"	RCP	29'	0.35%
700	201	12"	RCP	39'	0.35%
701	700	12"	RCP	33'	0.35%

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
800	400	12"	RCP	27'	1.50%
901	900	42"	RCP	23'	0.62%
1000	1001	30"	RCP	140'	0.10%

DRAINAGE DATA TABLES

STORM SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
800	892.13	CURB INLET, 24 X 24	R-3501-TL	INV OUT (N)= 887.60 (12" RCP)
900	891.96	FLARED END SECTION, 48" DIA.	N/A	INV IN (S)= 888.00 (42" RCP)
901	894.16	OUTLET CONTROL STRUCTURE, 60" DIA.	SEE DETAIL	INV IN (S)= 888.24 (42" EX. STM) INV OUT (N)= 888.14 (42" RCP)
1000	885.00	OUTLET CONTROL STRUCTURE, 72" DIA.	SEE DETAIL	INV OUT (N)= 877.84 (30" RCP)
1001	880.58	FLARED END SECTION, 30" DIA.	N/A	INV IN (S)= 877.70 (30" RCP)

SANITARY SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	STRUCTURE TYPE	TOP OF CASTING	CASTING TYPE	INVERT
1000	LIFT STATION	885.64	NEENAH R-1713-B-SP	INV IN = 875.92(S) INV IN = 852.76(E)
1001	48" DIA. MANHOLE	886.09	R-1772	INV IN = 876.40(S) INV OUT = 876.20(N)
1002	48" DIA. MANHOLE	891.61	R-1772	INV IN = 878.47(S) INV OUT = 878.27(N)
1003	48" DIA. MANHOLE	893.42	R-1772	INV IN = 879.10(S) INV OUT = 878.90(N)
1004	48" DIA. MANHOLE	896.49	R-1772	INV OUT = 886.00(N)
1005	48" DIA. MANHOLE	889.36	R-1772	INV OUT = 879.00(E)
1006	48" DIA. MANHOLE	893.53	R-1772	INV OUT = 880.00(W)
1100	48" DIA. MANHOLE	885.65	R-1772	INV IN = 854.85(S) INV OUT = 854.65(W)
1110	48" DIA. MANHOLE	887.45	NEENAH R-1713-B-SP	INV IN = 855.86(E) INV OUT = 855.66(N)
1120	48" DIA. MANHOLE	885.89	NEENAH R-1713-B-SP	INV IN = 856.87(S) INV OUT = 856.47(W)
1130	48" DIA. MANHOLE	889.13	NEENAH R-1713-B-SP	INV IN = 857.87(S) INV OUT = 857.77(N)
1140	48" DIA. MANHOLE	897.49	NEENAH R-1713-B-SP	INV IN = 859.73(SE) INV OUT = 859.53(N)
1150	48" DIA. MANHOLE	900.00	NEENAH R-1713-B-SP	INV IN = 860.72(E) INV OUT = 860.52(NW)
1160	48" DIA. MANHOLE	889.49	NEENAH R-1713-B-SP	INV IN = 862.17(E) INV OUT = 862.07(W)
1170	48" DIA. MANHOLE	879.92	NEENAH R-1713-B-SP	INV IN = 864.07(E) INV OUT = 863.97(W)
1180	48" DIA. MANHOLE	878.73	NEENAH R-1713-B-SP	INV IN = 865.94(S) INV OUT = 865.74(W)
1190	48" DIA. MANHOLE	875.32	NEENAH R-1713-B-SP	INV IN = 867.52(S) INV OUT = 867.42(N)
1200	48" DIA. MANHOLE	875.00	NEENAH R-1713-B-SP	INV IN = 869.42(S) INV OUT = 869.32(N)
1210	48" DIA. MANHOLE	875.00	NEENAH R-1713-B-SP	INV OUT = 871.22(N)

FUTURE, BUT SHOWN AS REFERENCE

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FUTURE, BUT SHOWN AS REFERENCE

FIGURE 1. STORE, NOT SHOWN, IS REFERENCE



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SANITARY SEWER DATA TABLES

OR:

SHEET NO

PROJECT #

W22.0038

PREPARED FOR:
MIDTOWN AT WESTFIELD - MASTER PLANNING
NORTHEAST CORNER OF US 31 AND 191ST STREET, WESTFIELD IN
DEVELOPMENT PLAN DETAILS

STEVEN SCOTT RUCKER
REGISTERED
PE-11300279
STATE OF
INDIANA
PROFESSIONAL ENGINEER

04/28/2022

STEVEN SCOTT RUCKER P.E. 11300279

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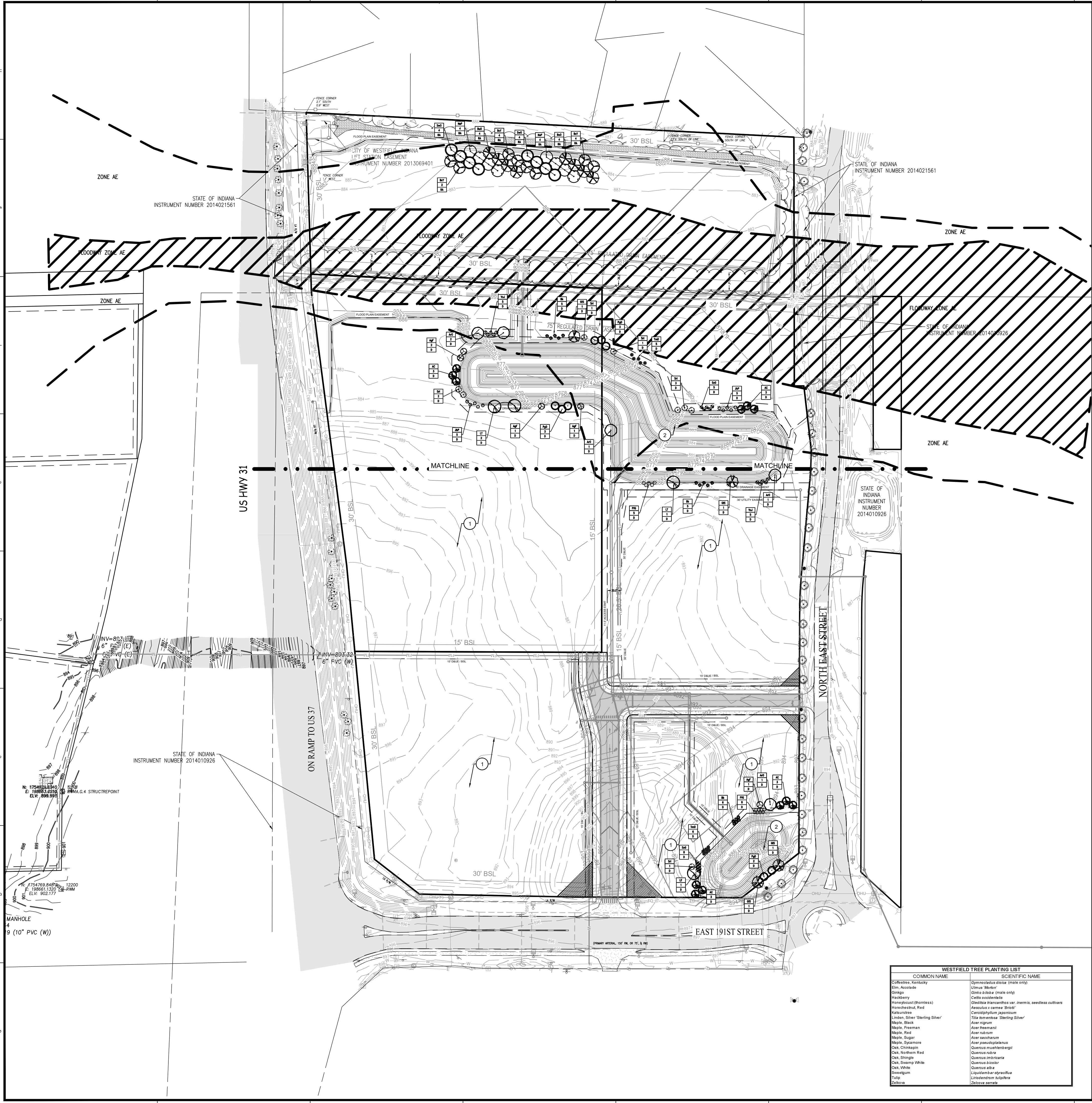
REVISIONS AND ISSUES ISSUED FOR TASK REVIEW AND APPROVAL	DATE	BY	PROJECT NO.:
	04/28/2022	BJS	W202 0038
			DWG NAME:
			M220008-0200 term OPR
			DESIGN BY:
			BJS
			DRAWN BY:
			ALW
			CHECKED BY:
			SSR
			DATE:
			04/28/2022

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Indianapolis, Indiana 46280
weihe.net

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800 | 452 - 6408
317 | 843 - 0546 *fax*

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WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Coltsfoot, Kentucky	Gymnocladus dioica (male only)
Em. Acornut	Ulmus 'Maiden'
Ginkgo	Ginkgo biloba (male only)
Honeylocust	Celtis occidentalis
Honeylocust (thornless)	Celtis occidentalis var. thornless, seedless cultivars
Horseshoe, Red	Aesculus x campestris
Kalm's Tree	Cornus florida
Linden, Silver 'Sterling Silver'	Tilia tomentosa 'Sterling Silver'
Maple, Black	Acer nigrum
Maple, Freeman	Acer freemanii
Maple, Red	Acer rubrum
Maple, Sugar	Acer saccharum
Maple, Sycamore	Acer pseudoplatanus
Oak, Chinquapin	Quercus ovalleberghii
Oak, Northern Red	Quercus rubra
Oak, Shingle	Quercus imbricaria
Oak, Swamp White	Quercus bicolor
Oak, White	Quercus alba
Sweetgum	Liquidambar styraciflua
Tulip	Liriodendron tulipifera
Yale	Delice serrata

LANDSCAPE PLAN NOTES

- INDIVIDUAL LOT PLANTINGS ARE TO BE ADDED AS EACH LOT IS DEVELOPED.
- DETENTION POND PLANTINGS ARE TO BE INSTALLED AS THEY ARE DEVELOPED.

PLAN GENERAL NOTES

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- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
ARTICLE 6.6.1 DETENTION: (D) NATURAL APPEARANCES: DETENTION AND RETENTION AREAS SHALL BE LANDSCAPED IN A MANNER THAT REPLICATES THE NATURAL FORM OF PONDS AND SHALL INCLUDE SHADE, ORNAMENTAL TREES, EVERGREENS, SHRUBS, HEDGES, AND/OR OTHER PLANTINGS. WETLAND AND AQUATIC VEGETATION PLANTED AROUND THE WET PERIMETER OF SUCH AREAS SHOULD BE UTILIZED TO FURTHER THIS DESIGN OBJECTIVE. HOWEVER, IF SUCH PLANTINGS ARE UTILIZED FOR WATER QUALITY CONTROL, THE LANDSCAPE PLANS SHALL BE PREPARED AND STAMPED BY A LICENSED LANDSCAPE ARCHITECT. DETENTION AND RETENTION AREAS SHALL BE DESIGNED TO BE NATURAL IN APPEARANCE, WITH MEANDERING EDGES. DETENTION AND RETENTION AREAS SHOULD BE LOCATED TO ENHANCE VIEW SHEDS AND INCORPORATED AS AMENITIES TO THE DEVELOPMENT. SIDE SLOPES ABOVE THE WATER LINE FOR RETENTION AREAS AND WATER FEATURES SHALL NOT EXCEED 4:1. SIDE SLOPES ABOVE THE WATER LINE FOR DETENTION AREAS SHALL NOT EXCEED 4:1 AND SHALL BE GRADED TO HARMONIZE WITH THE OVERALL OPEN SPACE DESIGN OF THE SITE. REFORESTATION GUIDELINES: PER THE PUD 4 ROWS OF TREES SHOWN ON EXHIBIT D, SPACING WAS ADJUSTED ON THE PLAN TO ALLOW GROWTH OF THE REQUIRED TREES. EXHIBIT SHOWS THESE TREES ARE REQUIRED IN BLOCK C.	TBD WHEN LOTS ARE DEVELOPED	TBD WHEN LOTS ARE DEVELOPED
	34 CANOPY AND EVERGREEN TREES	34 CANOPY AND EVERGREEN TREES

PLANT SCHEDULE							
PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT B & B (FOOT)	MATURE SIZE	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES							
A/O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	5	X	60T x 40W	X
GS	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	4	X	45T x 35W	X
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	4	X	50T x 35W	X
S/O	QUERCUS BICOLOR	SWAMP WHITE OAK	15 gal	8	X	50T x 40W	50% IN 15 GAL, REST 5 GAL
B/O	QUERCUS MUEHLBERGII	BUR OAK	15 gal	8	X	50T x 50W	50% IN 15 GAL, REST 5 GAL
B/CY	TAXODIUM DISTICHUM	BALD CYPRESS	15 gal	10	X	50T x 40W	50% IN 15 GAL, REST 5 GAL
EVERGREEN TREES							
AC	ABIES CONCOLOR	WHITE FIR	6' HT.	12	X	40T x 15W	X
PgD	PICEA GLAUCOA VAR. DENSATA	BLACK HILLS SPRUCE	6' HT.	8	X	30T x 20W	X
N/P	PICEA ABIES	NORWAY SPRUCE	6' HT.	8	X	30T x 20W	50% AT 6', REST 5 GAL
ORNAMENTAL UNDERSTORY TREES							
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	6' HT.	5	X	15T x 15W	MULTI-STEM
SrI	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	6' HT.	8	X	20T x 15W	X
DECIDUOUS SHRUBS							
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	13	X	2T x 3W	X
S/G	SPRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	13	X	2T x 3W	X
V/J	VIBURNUM X JUDDII	JUDD'S VIBURNUM	#5	10	X	6T x 6W	X
EVERGREEN SHRUBS							
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	16	X	3' x 3'W	X
JHP	JUNIPERUS HORIZONTALIS 'PLUMOSA'	CREeping JUNIPER	#3	10	X	1.5T x 8W	X
THD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	11	X	3T x 4W	X

LANDSCAPE PLAN LEGEND

OTHER	
FLAG POLE	PARKING METER
SIGN	PARKING WHEEL STOP
POST	ACCESSIBLE SPACE
GATE POST	PARKING COUNT
BOLLARD	
UTILITIES	
CISTERN	ORNAMENTAL LIGHT
DRINKING FOUNTAIN	STREET LIGHT
FIRE DEPT HOOKUP	PARKING LOT LIGHT (1 HEAD)
FIRE HYDRANT	PARKING LOT LIGHT (2 HEAD)
POST INDICATOR VALVE	PARKING LOT LIGHT (3 HEAD)
CHILLED WATER MANHOLE	PARKING LOT LIGHT (4 HEAD)
WATER MANHOLE	COMMUNICATIONS JUNCTION BOX
SPRINKLER CONTROL BOX	COMMUNICATIONS MANHOLE
SPRINKLER CONTROL VALVE	COMMUNICATIONS PEDESTAL
SPRINKLER	COMMUNICATIONS RISER
SPIGOT	TRAFFIC SIGNAL POLE
WELL HEAD	TRAFFIC SIGNAL
WATER METER	STORM CLEANOUT
WATER VALVE	BEEHIVE INLET
GAS METER	CURB INLET
GAS VALVE	FLOOR DRAIN
ELECTRIC MANHOLE	ROUND INLET
ELECTRIC OUTLET	SQUARE INLET
ELECTRIC METER	STORM MANHOLE
ELECTRICAL RISER	DOWN SPOUT
TRANSFORMER	SANITARY SEWER CLEANOUT
GUY ANCHOR	LIFT STATION
ELECTRIC JUNCTION BOX	SANITARY SEWER MANHOLE
GENERATOR	SANITARY STUB MARKER
UTILITY POLE	SEPTIC TANK
UTILITY POLE W/ TRANSFORMER	DISTRIBUTION BOX
MONITORING WELL	
LIQUID PROPANE GAS TANK	

WESTFIELD REQUIRED NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LEGEND

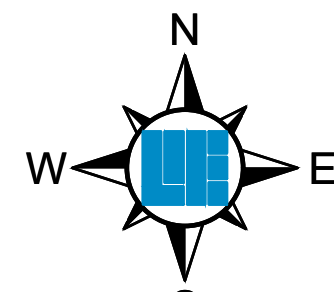
SITE TRIANGLE

LINE TYPES

RIGHT OF WAY LINE
FENCE
GUARD RAIL
BUILDING SETBACK LINE
BOUNDARY LINE
SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION



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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.: W22.0038
DWG NAME: W22.0038
ISSUED FOR TAC REVIEW AND APPROVAL
DATE: 04/28/2022
BY: BJS
DESIGNED BY: BJS
DRAWN BY: ALW
CHECKED BY: SSR
DATE: 04/28/2022

REVISIONS AND ISSUES
DATE: 04/28/2022
BY: BJS
REVISION: 1
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